

FILE 2791
CITY CLERK

2020 MAY 26 P 1:24

ORDINANCE NO. 2020-19

CINDY MURRAY

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY,
INDIANA, TO REZONE CERTAIN REAL ESTATE FROM PDRS TO R1B

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE,
INDIANA:**

Section I: The Unified Zoning Ordinance Tippecanoe County, Indiana being a separate ordinance and part of the Municipal Code of Lafayette, Indiana, is hereby amended to rezone the following described real estate situated in Fairfield Township, Tippecanoe County, Indiana, to-wit:

See Attached Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned from PDRS to R1B.

Section III: This Ordinance shall be in full force and effect from and after its adoption.

**PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
LAFAYETTE, INDIANA, THIS ____ DAY OF _____, 2020.**

Nancy Nargi, Presiding Officer

ATTEST:

Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the ____ day of _____, 2020.

Cindy Murray City Clerk

This Ordinance approved and signed by me on the ____ day of _____, 2020.

Tony Roswarski, Mayor

ATTEST:

Cindy Murray, City Clerk

DESCRIPTION OF LOTS NUMBERED 7 & 8 - TO BE REZONED FROM PDRS TO R1B:

Lots numbered Seven (7) & Eight (8) in Crosser Commons Planned Development, Phase One, as set forth on the plat thereof dated July 26, 2010 and recorded September 16, 2010 in Planned Development Book 11, Page 380, as Document Number 201010016667 in the Office of the Recorder of Tippecanoe County, Indiana, containing 18,541 Square Feet.

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

May 21, 2020
Ref. No.: 2020-119

Lafayette Common Council
20 N 6th Street
Lafayette, IN 47901

CERTIFICATION

RE: Z-2791 HABITAT FOR HUMANITY OF LAFAYETTE, INC. (PDRS to R1B):

Petitioner is requesting rezoning of two lots within Crosser Commons PD on the east side of Powder House Lane, specifically 2211 & 2217 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on May 20, 2020 the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to rezone the subject real estate from PDRS to R1B. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Lafayette Common Council at their June 1, 2020 regular meeting. Petitioners or their representatives must present their case.

Sincerely,



Sallie Dell Fahey
Executive Director

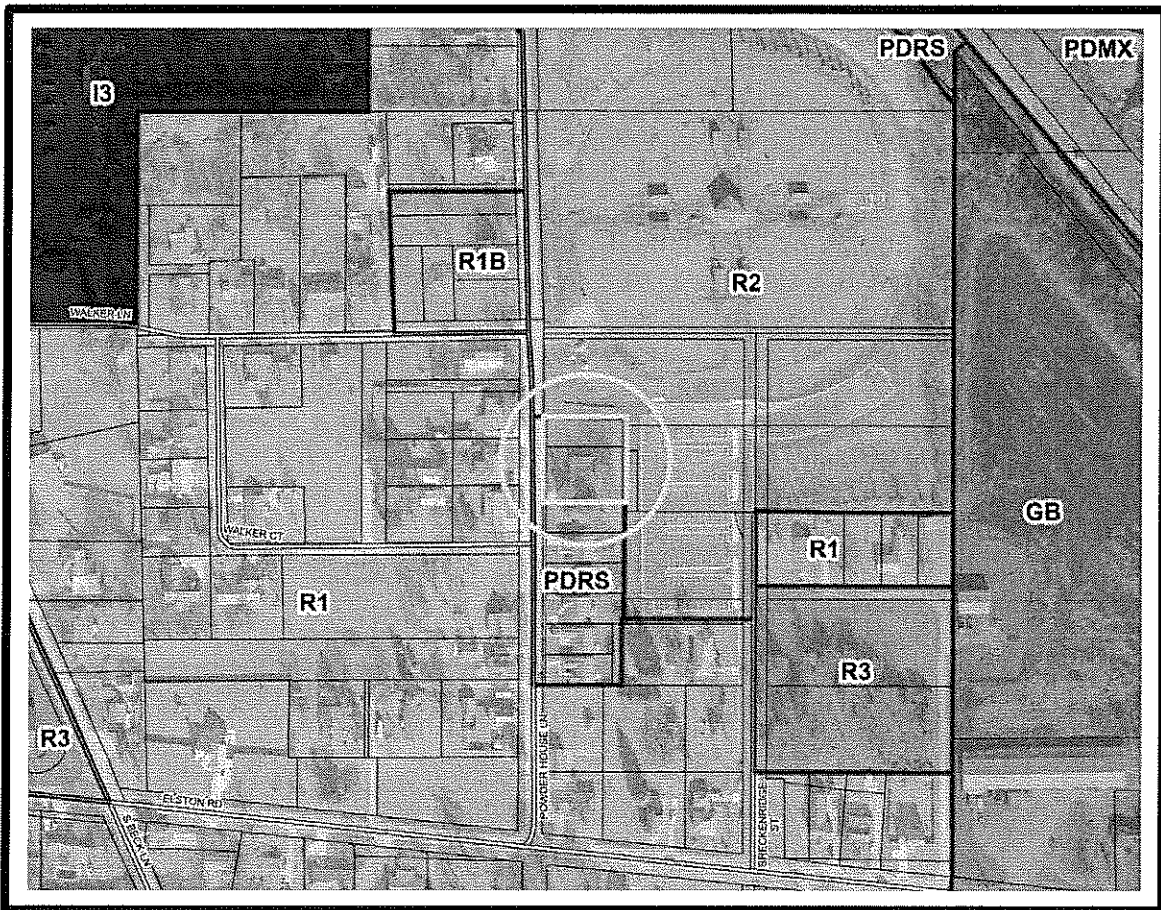
SDF/crl

Enclosures: Staff Report & Ordinances

cc: Debbie Belange, Habitat for Humanity of Lafayette, Inc
John B. Scheumann Sr., Lafayette Parks Foundation
Maurie Denney, City of Lafayette Board of Parks and Recreation
Daniel Teder, Reiling Teder & Schrier, LLC
Jeromy Grenard, Lafayette City Engineer

Z-2791
HABITAT FOR HUMANITY OF LAFAYETTE, INC.
(PDRS to R1B)

STAFF REPORT
May 14, 2020



Z-2791
HABITAT FOR HUMANITY OF LAFAYETTE, INC.
PDRS to R1B

Staff Report
April 9, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owners (City of Lafayette Board of Parks and Recreation and the Lafayette Parks Foundation, Inc.) and represented by attorney Dan Teder, is requesting rezoning of Lots 7 and 8 in Crosser Commons Phase 1 on the east side of Powder House Lane, specifically 2211 & 2217 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

These two lots are zoned Planned Development-Residential (PDRS), as are the six lots adjoining to the south. The PDRS zoning was approved in 2004 as Crosser Commons Planned Development (Z-2156). This development originally covered 22 acres and was planned for 82 single-family lots. The only remaining PDRS zoned land from this development is this row of platted lots along the east side of Powder House Lane; the rest of the Crosser Commons land to the east and north was rezoned from PDRS to R2 in 2014 (Z-2568) after the unplatted 14.4 acres of the planned development fell into abandonment. To the west and farther south is a large area of R1 zoning. In 2017, at the northwest corner of Powder House Lane and Walker Lane, Habitat for Humanity rezoned a 1.07 acre site from R1 to R1B (Z-2688) in order to plat a 7-lot subdivision called Koinonia Ridge. Farther to the northwest, I3 (Industrial) zoning has existed since the inception of zoning in the county.

AREA LAND USE PATTERNS:

The larger south lot (2217 Powder House) is occupied by a single-family home. The north lot (2211 Powder House) is vacant. Directly east is the parking lot for the new Lafayette City park - Crosser Sports Complex. To the northeast are four softball fields. To the south, west and northwest are mostly single-family homes. Farther northwest is an asphalt - concrete paving business and a temporary batch plant.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Powder House Lane as an urban local road, which is paved with curb and gutter and is in good condition.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sanitary sewer and water serves this property.

STAFF COMMENTS:

If this rezone petition is successful, petitioner intends to demolish the existing house and file a subdivision application for two lots, plus one outlot. The two lots will each be the standard R1B width of 50-ft. This will leave approximately 40-ft for the outlot at the north end. Petitioner intends to transfer ownership of the outlot to the adjoining city park. The current PDRS recorded planned development plans do not permit this type of replatting as a minor modification and if revised would require a more complex planned development rezone process. The end result of the proposed R1B rezone and subdivision processes will not add any new building lots, but will allow the lots to be reconfigured and simplify the transfer of surplus land to the adjacent park. Staff feels that the R1B zone standards are compatible with the adjacent PDRS zoned lots to the south.

STAFF RECOMMENDATION:

Approval